

Malthouse Row

Dunstall, DE13 8BE

John 
German





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£435,000

A pretty semi-detached cottage in glorious countryside surroundings with fabulous views offering a charming character home with two reception rooms, a lovely breakfast kitchen, two good size bedrooms, bathroom, good sized front and rear gardens, long driveway and detached single garage.

Situated in the pretty and idyllic location of Dunstall with beautiful countryside surroundings is this charming and characterful semi-detached cottage, beautifully presented and ready to move into, with potential to extend (subject to planning permissions). The location offers the very best of country living yet with the convenience of being just a short distance away from the popular village of Barton under Needwood where there are a range of shops, facilities and amenities on offer. It is also well placed for the larger centres of Lichfield, Burton-on-Trent, Uttoxeter, Birmingham and Derby.

The property is positioned on an unadopted lane behind a good expanse of established front garden with well tended lawns, hedging and a long gravelled driveway leading down to the detached single garage and offering a good amount of off road parking.

A pretty canopy porch gives access to the front entrance door which opens into a lovely hallway area having a door with stairs to the first floor landing and into a superb dining/sitting room having wood flooring, an inglenook style fireplace with stove set in a recess brick fireplace, window framing views to front and beams to ceiling. Latch doors opening through into the kitchen and a lovely cosy living room, again with an inglenook style fireplace with revealed brick and wood burning stove, beams to ceiling and window framing views to front. At the heart of the house there is a superb breakfast style kitchen with a bespoke feel, fitted with base units, a tiled floor, beams to ceiling adding to that character feel, a range style cooker available by separate negotiation and French doors framing fabulous views across the rear garden to countryside beyond. A door opens to the ground floor bathroom which features a suite comprising roll top bath with claw and ball feet, pedestal wash hand basin, window to rear and further door to the separate WC. Completing the ground floor, off the kitchen is a superb utility/boot room with additional appliance space, wooden block work surfaces, ceramic sink, windows to side and rear and stable door opening out to the rear garden.

To the first floor, the landing has doors leading off to two good size bedrooms. The master is a particularly generous double with fabulous views to rear while bedroom two is another double bedroom and enjoys a lovely dual aspect with views to front and side and fitted wardrobes providing plenty of storage.

Outside, the rear garden offers superb outdoor space, perfect for those seeking a good size garden with a reasonable degree of privacy and also with the benefit of fantastic rolling countryside views. It features well tended lawns, established borders, paved terrace ideal for outside dining and a summer house at the bottom of the garden, a perfect space to enjoy the garden and views beyond. There is also a detached garage with an up and over front entrance door and pedestrian side entrance door. Side access is gained via the driveway.

Agents note: No mains drainage and no mains gas. The property has a flying freehold.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains.

Heating: Oil. **Sewerage:** Septic tank shared with neighbouring properties.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

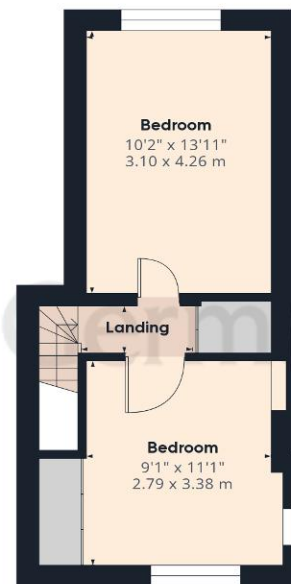
Our Ref: JGA/17092024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1109.54 ft²

103.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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